ORDINANCE NO. 98-1

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE OF PALM BEACH COUNTY, FLORIDA, ORDINANCE 92-20, AS AMENDED, AS FOLLOWS: AMENDING SECTION 6.4.D.22, USE REGULATIONS AND DEFINITIONS, COMMUNICATION TOWERS IS DELETED IN ITS ENTIRETY AND REPLACED; SECTION 6.4.D.22.1, USE REGULATIONS AND DEFINITIONS, COMMUNICATION PANELS, IS DELETED IN ITS ENTIRETY AND REPLACED; PROVIDING FOR INTERPRETATION OF CAPTIONS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 125, Florida Statutes, establishes the right and power of counties to provide for the health, welfare, and safety of the existing and future residents by enacting and enforcing land development and administrative regulations necessary for the protection of the public; and

WHEREAS, Palm Beach County Ordinance 92-20 provided for the adoption of the Unified Land Development Code on June 16, 1992, pursuant to Section 163.3202, Florida Statutes to further growth management requirements; and

WHEREAS, Chapters 125 and 163, Florida Statutes, grant authority to the Board of County Commissioners to adopt and enforce land development regulations within the unincorporated area of Palm Beach County; and

WHEREAS, current information and increased population require re-evaluation and adoption of updated development standards; and

WHEREAS, the Board of County Commissioners has determined that provisions, to accommodate the Telecommunications Act of 1996 and technological advances in the field of telecommunications, are necessary and in the best interest of the public, if designed and sited in locations ensuring the least amount of impact on residential areas and on other surrounding development; and

WHEREAS, the Board of County Commissioners has identified the proliferation of communication towers as an issue of concern; and

WHEREAS, the provisions regarding communications towers provide an adequate opportunity for the location of communication facilities in compliance with federal law while protecting adjacent uses from incompatibilities; and

WHEREAS, these provisions regarding communications towers are the minimum regulations necessary to protect the aesthetic appearance of the community; and

WHEREAS, the Board of County Commissioners has determined that the Unified Land Development Code should provide opportunities for collocation of commercial communication facilities in order to reduce the proliferation of communication towers and therefore reduce aesthetic impacts upon the community; and

WHEREAS, the Board of County Commissioners has mandated that County staff conduct periodic reviews of the Unified Land Development Code to evaluate its various provisions and propose amendments to resolve new or outstanding issues and comply with the Comprehensive Plan, State Statutes and federal law; and

WHEREAS, the Citizens Task Force considered this issue at public workshops and forwarded recommendations to the Board of County Commissioners; and

WHEREAS, it is the intent of the Board of County Commissioners to not prohibit the provision of personal wireless service facilities; and

WHEREAS, it is the intent of the Board of County Commissioners to not unreasonably discriminate amongst the various providers of personal wireless services; and

WHEREAS, it is the intent of the Board of County Commissioners that applications for waivers be accepted reducing separation, setback, height, distance between towers, and other dimensional criteria in this ordinance; and

WHEREAS, the Board of County Commissioners determines the proposed amendments will improve the procedures and standards of the Unified Land Development Code; and

WHEREAS, the Board of County Commissioners, sitting as the Land Development Regulation Commission, finds that this amendment to the Unified Land Development Code is consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT:

Part 1. The Unified Land Development Code of Palm Beach County, Florida is amended as follows:

SUBPART 1 SECTION 6.4.D.22 IS DELETED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING:

22. Communication tower, commercial. A commercial communication tower use shall comply with the following supplementary use standards. If this section prohibits a government-owned tower from being located at a specific site and the tower is required to protect the public health, safety, or welfare, the applicable criteria of this section may be waived or modified by the BCC. In such cases the BCC shall make a finding of fact justifying the modification.

a. DEFINITIONS. For the purposes of this section the following definitions shall apply.

Abandoned tower means any commercial communication tower whose principal use has been discontinued for a period in excess of three (3) months.

Antenna means a transmitting and/or receiving device used for AM/FM radio, television, microwave, telephone, cellular, personal wireless services, and related forms of electronic communications. This excludes amateur radio antennas and satellite dishes.

Camouflage tower means a tower or structure which is incorporated into and is compatible with existing or proposed uses on site (i.e., antenna incorporated into site lighting at a park or incorporated into an electrical distribution center).

Collocation means the placement of more than one (1) service providers' antenna on a commercial communication tower.

Combined transmission/communication structure means any combination of communication tower and electrical transmission line constructed within an electrical transmission line right-of-way created pursuant to the "Transmission Line Siting Act," Section 403.52, Florida Statutes.

Communication tower, commercial means any tower whose principal use is to facilitate transmissions for AM/FM radio, television, microwave, cellular, digital, personal communication services, enhanced specialized radio, and related communication services. Towers located on school sites and utilized for educational purposes only, pursuant to Chapter 235, Fla. Stat., shall not be considered commercial communication towers.

Electrical transmission line right-of-way means the area necessary for construction and maintenance of a 230 kilovolt or greater electrical transmission line, as provided in Section 403.52, Florida Statutes.

Existing residential use means any residential structure on a parcel of land or property possessing either a residential designation by the future land use atlas of the Comprehensive Plan or a residential zoning designation consistent with the underlying future land use designation.

Guyed tower means a structure that is supported either partially or completely by guy wires and ground anchors.

Jersey barrier means a device installed around the base of towers, guy anchors, or supports to protect structural integrity from vehicular impact.

Monopole tower means a structure that consists of a single pole supported by a permanent foundation.

Propagation Study a method utilized by radio-frequency (RF) engineers for site placement. The study indicates signal strength as it relates to adjacent sites to ensure quality calls and handoffs, including the potential for towers or tall structures within the study area to be utilized for collocation and the avoidance of additional towers.

Public civic sites means any property in any zoning district which accommodates a use under the ownership of or leased by a public agency as defined in Article 3, Section 3.2 of the ULDC.

Residential means property possessing either a residential designation by the future land use atlas of the Comprehensive Plan or a residential zoning designation consistent with the underlying future land use designation.

Self support/lattice tower means a structure that is constructed without guy wires or ground anchors.

Stealth facility means a structure which is not readily identifiable as a tower and is compatible with existing or proposed uses on site. The structure may or may not have a secondary function (i.e., bell tower, spire, etc.).

Tower Hierarchy. For the purpose of determining impact the following hierarchy has been established:

LEAST IMPACT
Stealth
Camouflage
Monopole
Self Support/Lattice
Guyed
MOST IMPACT

Vacant residential parcel means any undeveloped parcel of land or property, including any parcel or property with an approved development order, possessing either a residential designation by the future land use atlas of the Comprehensive Plan or a residential zoning designation consistent with the underlying future land use designation.

Whip Antenna means a cylindrical or similarly shaped omnidirectional antenna utilized for transmission or receiving of electronic communications.

b. SITING REQUIREMENTS

(1) Stealth towers.

(a) **Permitted Districts.** Stealth facilities may be permitted and shall be reviewed as provided in Table 6.4-4A and Table 6.4.B., and as provided herein.

(b) **Separation and Setbacks.** Separation or setbacks for stealth facilities shall be established as provided in Table 6.4-4C and Table 6.4-4D.

(c) **Criteria.** Stealth structures shall comply with the following criteria.

(i) The structure shall be compatible with the architectural style of the existing buildings/structures on site and with the character of the surrounding area. A determination of architectural compatibility shall include, but not be limited to, color, type of building material, and architectural style.

(ii) The structure shall be consistent with the character of existing uses on site.

(iii) Communications equipment or devices shall not be readily identifiable.

(iv) The structure shall be related to and integrated into the existing natural and/or man-made environment to the greatest extent possible.

(v) The maximum height of the structure shall not exceed 200 feet.

(d) **Stealth towers in certain residential zoning districts.** Subject to the limitations provided in this subsection, stealth towers may be permitted in the following residential zoning districts: RT (Residential Transitional), RTS (Residential Transitional Suburban), RTU (Residential Transitional Urban), RS (Single Family Residential), RM (Multi-Family Residential), RH (Multi-

Family Residential/High Density),and PUD (Planned Unit Development) public civic sites. Stealth Towers shall be permitted subject to the limitations provided below.

(i) **Approval.** The stealth tower shall be approved by the BCC as a Class A Conditional Use.

(ii) **Separation and setback from existing residential structures.** The minimum separation from any existing residential structure shall be 300% of tower height. In addition, the tower shall be setback a distance of at least 100% of tower height from any property line adjacent to an existing residential use.

(iii) **Setback from vacant residential property.** The minimum setback from any adjacent vacant residential property shall be at least 100% of tower height from any such property line.

(iv) **Setbacks from nonresidential zoning districts.** The minimum setback from any adjacent nonresidential zoning district shall be the greater of the required district setback or 20% of tower height.

(v) **Associated uses.** The stealth towers shall be permitted only in association with the following uses: assembly, nonprofit institutional; church or place of worship; college or university; electric power facility, excluding electrical transmission line rights-of-way as provided herein; government services; park, passive; park, public; school, elementary or secondary; solid waste transfer station; utility, minor; or water or wastewater treatment plant.

(e) **Waivers from required dimensional criteria.** A waiver from separation, setback, distance between towers, height, and similar dimensional criteria may be requested as provided in Sec. 6.4.D.22.b.(11).

(f) **Mandatory collocation.** A stealth tower shall be required to accommodate a minimum of two (2) providers. However, an applicant may not be required to accommodate the additional providers in the event the shared use/collocation review procedures of this section indicate no other service provider wishes to collocate on the structure.

(g) **Public parks five (5) acres or greater.** The minimum separation between any existing residential structure, and stealth towers located in public parks five (5) acres or greater shall be 200% of tower height. In addition, the tower shall be setback a distance of at least 100% of tower height from any property line adjacent to an existing residential use or vacant residential parcel.

(2) Camouflage towers.

(a) **Permitted Districts**. Camouflage towers shall be permitted and reviewed as provided in Table 6.4-4A and Table 6.4-4B and as provided herein..

(b) **Separation and Setback.** Separation and setbacks for camouflage facilities shall be established as provided in Table 6.4-4C and Table 6.4-4D.

(c) **Criteria.** Camouflage towers shall comply with the following criteria.

(i) The structure shall have an additional function other than antenna support.

(ii) The maximum height of the structure shall not exceed:

- **a)** 100 feet for a single provider;
- **b)** 125 feet for a minimum of two (2) providers; or,
- **c)** 150 feet for a minimum of three (3) providers.

Prior to the issuance of a building permit for a structure with two (2) or more providers, the applicant shall provide proof of collocation in a form acceptable to the County Attorney and Zoning Director.

(d) Camouflage towers in certain residential zoning districts. Subject to the limitations provided in this subsection, camouflage towers may be permitted in the following residential zoning districts:, RT (Residential Transitional), RTS Residential Transitional Suburban), RTU (Residential Transitional Urban), RS (Single Family Residential), RM (Multi-Family Residential), and PUD (Planned Unit Development) public civic sites, and RH (Multi-Family Residential/High Density).

(i) Approval. The camouflage tower shall be approved by the Development Review Committee.

(ii) Separation and setback from existing residential structures. The minimum separation from any existing residential structure shall be 200% of tower height. In addition, the tower shall be setback a distance of at least 100% of tower height from any property line adjacent to an existing residential use.

(iii) Setback from vacant residential property. The minimum setback from any adjacent vacant residential property shall be at least 100% of tower height from any such property line.

(iv) Setbacks from nonresidential zoning districts. The minimum setbacks from any adjacent nonresidential zoning district shall be the greater of the required district setback or 20% of tower height.

(v) Associated uses. The camouflage towers shall be permitted only in association with the following uses: assembly, nonprofit institutional; church or place of worship; college or university; electric power facility, excluding electrical transmission line rights-of-way as provided herein; government services; park, passive; park, public; school, elementary or secondary; solid waste transfer station.

(e) Waivers from required dimensional criteria. A waiver from separation, setback, distance between towers, height, and similar dimensional criteria may be requested as provided in Sec. 6.4.D.22.b.(11).

(f) Additional submission requirements. Applications for approval to install a camouflage tower shall include the following information.

(i) A colorized illustration or representation of the proposed tower.

(ii) The height, diameter, and coloration of the proposed facility.

(iii) A statement of compatibility to indicate the nature and character of the surrounding area, and how the proposed facility will be consistent with the overall characteristics of the area.

(g) Public parks five (5) acres or greater. The minimum separation between any existing residential structure, and camouflage towers located in public parks five (5) acres or greater shall be 125% of tower height. In addition, the tower shall be setback a distance of at least 75% of tower height from any property line adjacent to an existing residential use or vacant residential parcel.

(3) **Electrical transmission line rights-of-way.** Communication towers, antennas, and related facilities may be located in such rights-of-way as provided herein.

(I) **Transmission poles.** Antennas attached to existing electrical transmission poles shall not be required to obtain building permits. Building permits are required for accessory structures, such as equipment cabinets, constructed to support such antennas or panels. Height increases to transmission poles to allow antenna attachment shall be subject to the provisions of this section.

(ii) **Combined transmission/communication structures.** Combined transmission/communication structures may be installed in an electrical transmission right-of-way as provided in Table 6.4-4A and Table 6.4-4B, and subject to the following requirements.

a) Structures installed in transmission line rights-of-way with a residential comprehensive plan and zoning designation shall:
- i) be located in rights-of-way a minimum of 250 feet in width;.
- ii) be limited to combination structures which are similar to monopole towers;.
- iii) not exceed 100 feet in height, however the height may be increased to a maximum of 125 feet if an additional provider is accommodated, and proof of collocation is provided in a form acceptable to the County Attorney and the Zoning Director;
- iv) be setback a minimum 150 feet from any property line possessing a residential designation;
- v) not be located within a planned unit development (PUD) unless approved by the BCC as a Class A conditional use; and
- vi) require review as provided in Table 6.4-4A and Table 6.4-4B.

b) Transmission line rights-of-way in areas with a nonresidential comprehensive plan and zoning designation shall:
- i) be located in rights-of-way a minimum of 250 feet in width;
- ii) be limited to combination structures which are similar to monopole towers or self support towers;
- iii) not exceed 300 feet in height;
- iv) be set back a minimum of 200 feet from any property line possessing a residential designation;
- v) be set back a minimum of 100 feet from any property line possessing a nonresidential designation; and
- vi) require review as provided in Table 6.4-4A and Table 6.4-4B.

(iii) **Separation of new combined transmission/communication structures.** New combined transmission communication structures shall be subject to the separation distances as provided in Table 6.4-4E of this section.

(4) **Florida Department of Transportation rights-of-way.** Within the rights-of-way for I-95 and the Florida Turnpike owned or controlled by the Florida Department of Transportation, towers, antennas, or panels may be installed as follows.

(a) **Installation of antennas and panels.** Antennas and panels may be attached to existing communication towers, light standards, or other structures or facilities subject only to building permit review.

(b) **Construction of new towers.** New towers constructed within rights-of-way shall comply with the following requirements.

(i) Towers installed in those portions of rights-of-way immediately adjacent to any property possessing a residential designation shall:
  - **a)** be located in a right-of-way at least 250 feet in width;
  - **b)** be only a monopole or lattice tower;
  - **c)** not exceed 150 feet in height;
  - **d)** be setback a minimum of 150 feet from the nearest property line; and
  - **e)** require review as provided in Table 6.4-4A and Table 6.4-4B.

(ii) Towers installed in those portions of rights-of-way immediately adjacent to any property possessing a nonresidential designation shall:
  - **a)** be located in a right-of-way at least 200 feet in width;
  - **b)** be only a monopole or lattice tower;
  - **c)** not exceed 200 feet in height;
  - **d)** be setback a minimum of 75 feet from the nearest nonresidential property line and 150 feet from any residential property line; and
  - **e)** require review as provided in Table 6.4-4A and Table 6.4-4B.

(c) **Separation of new towers.** New towers shall be subject to the separation distances as provided in Table 6.4-4E of this section.

(5) Monopole towers.

(a) **Permitted Districts.** Monopole towers may be permitted and shall be reviewed as provided in Table 6.4-4A and 6.4-4B.

(b) **Separations and Setbacks.** Monopole towers shall provide the separations and setbacks as established in Table 6.4-4C and Table 6.4-4D.

(c) **Increase in height.** The height of a monopole tower may be increased as provided herein.

(i) **Percentage of increase.** The height of a proposed monopole tower may be increased by twenty percent (20%), without regard to required separation or setback requirements, for all applications which provide proof of the collocation of an additional personal wireless service provider.

(ii) **Proof of collocation.** Proof of collocation shall be provided in a form acceptable to the County Attorney and the Zoning Director. Proof of collocation shall include an executed contract or lease providing for use of the facility for a period of at least ten (10) years.

(6) **Self Support/Lattice towers**.

(a) **Permitted Districts.** Self support or lattice towers may be permitted and shall be reviewed as provided in Table 6.4-4A and Table 6.4-4B.

(b) **Separations and Setbacks.** Lattice towers shall provide the separations and setbacks as established in Table 6.4-4C and Table 6.4-4D.

(7) Guyed towers.

(a) **Permitted Districts.** Guyed towers may be permitted and shall be reviewed as provided in Table 6.4-4A and Table 6.4-4B.

(b) **Separations and Setbacks.** Guyed towers shall provide the separations and setbacks as established in Table 6.4-4C and Table 6.4-4D.

(c) **Setbacks.** Breakpoint calculations may be provided to demonstrate a tower will collapse within the minimum required district setbacks. Breakpoint calculations shall be certified by a professional engineer, licensed in the State of Florida.

(d) Anchors. Peripheral supports and guy anchors may be located within required setbacks provided they shall be located entirely within the boundaries of the property on which the communication tower is located. Peripheral supports and guy anchors shall be located at least ten (10) feet from all property lines.

(8) Compatibility. To assist in ensuring compatibility between a proposed communication tower and surrounding land uses, the information listed below shall be included with all applications for development approval, development order amendments, etc.

(a) Site and tower location. The proposed site of a tower and the proposed location of the tower within that site, indicated on an official Palm Beach County zoning quad sheet.

(b) Aerial photography. The proposed location of a tower, indicated on an aerial map possessing a scale of not more than one inch equals 300 feet (1" = 300'). The aerial photograph shall indicate all adjacent land uses within a radius of 2,000 feet from the site of the proposed tower.

(c) Visual impact analysis. A visual impact analysis, consistent with the requirements of Sec. 6.4.D.22.c.(16).

(d) Buffering. Buffering and landscaping as required by this section.

(9) Tower appearance. The style, height, and overall appearance of any tower or communications facility constructed pursuant to this section shall be consistent with plans and elevations submitted as part of an application for development approval. The DRC shall have the authority to approve additions or minor modifications which do not materially modify the appearance of a tower as approved by the Zoning Commission or BCC. Modification which cannot be approved by the DRC shall be subject to a development order amendment as provided in this code.

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TABLE 6.4-4A
RESIDENTIAL ZONING DISTRICTS: TOWER LOCATION AND TYPE OF ZONING REVIEW

TOWER TYPE	AGR	AR/ RR	AR/ USA	CRS	RE	RS	RT	RTS	RTU	RM	RH	PUD (1)	RVPD	MHPD	TND
Stealth Towers	D	D	D	D	D	•	•	•	•	•	•	D	•	•	D
Camouflage Towers	BP	BP	BP	BP	BP	•	•	•	•	•	•	BP	•	•	BP
Monopole Towers < 60'	BP	D	D	D	D	•	•	•	•	•	•	D	•	•	D
Monopole Towers > 60' and < 100'	D	B	B	B	B	•	•	•	•	•	•	B	•	•	B
Monopole Towers > 100' and < 150'	B	B	B	B	B	•	•	•	•	•	•	B	•	•	B
Monopole Towers > 150' and < 200'	B	B	B	B	B	•	•	•	•	•	•	•	•	•	•
Monopole Towers > 200' and < 250'	A	A	A	A	•	•	•	•	•	•	•	•	•	•	•
Monopole Towers > 250'	A	A	A	A	•	•	•	•	•	•	•	•	•	•	•
Self Support Towers < 60'	BP	D	D	D	B	•	•	•	•	•	•	D	•	•	D
Self Support Towers > 60' and < 100'	D	B	B	B	A	•	•	•	•	•	•	B	•	•	B
Self Support Towers > 100' and < 150'	B	A	A	A	A	•	•	•	•	•	•	A	•	•	A
Self Support Towers > 150' and < 200'	A	A	A	A	•	•	•	•	•	•	•	•	•	•	•
Self Support Towers >200' and <250'	A	A	A	A	•	•	•	•	•	•	•	•	•	•	•
Self Support Towers > 250	A	A	A	A	•	•	•	•	•	•	•	•	•	•	•

Notes
D = Development Review Committee (No Public Hearing)
BP = Building Permit Review (No Public Hearing)
B = Conditional Use Review by Zoning Commission (1 Public Hearing)
A = Conditional Use Review by Board of County Commissioners (2 Public Hearings)
(1) = Public Civic Sites Only
(2) = I-95 and Florida Turnpike R-O-W at least 250 feet in width
(3) = Electrical transmission R-O-W at least 250 feet in width
• = Not permitted in zoning district, unless otherwise allowed in association with non-residential uses as provided in this section.

TOWER TYPE	AGR	AR/ RR	AR/ USA	CRS	RE	RS	RT	RTS	RTU	RM	RH	PUD (1)	RVPD	MHPD	TND
Guyed Towers <60'	BP	D	D	D	B	•	•	•	•	•	•	D	•	•	D
Guyed Towers >60' and < 100'	D	B	B	B	A	•	•	•	•	•	•	B	•	•	B
Guyed Towers > 100' and < 150'	B	A	A	A	•	•	•	•	•	•	•	•	•	•	•
Guyed Towers > 150' and < 200'	A	A	A	A	•	•	•	•	•	•	•	•	•	•	•
Guyed Towers > 200' and < 250'	A	A	A	A	•	•	•	•	•	•	•	•	•	•	•
Guyed Towers > 250'	A	A	A	A	•	•	•	•	•	•	•	•	•	•	•
FDOT	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)
FPL (3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D3)	D(3)	D(3)	D(3)	D(3)

Notes
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A = Conditional Use Review by Board of County Commissioners (2 Public Hearings)
(1) = Public Civic Sites Only
(2) = I-95 and Florida Turnpike R-O-W at least 250 feet in width
(3) = Electrical transmission R-O-W at least 250 feet in width
• = Not permitted in zoning district, unless otherwise allowed in association with non-residential uses as provided in this section.

TABLE 6.4-4B
NONRESIDENTIAL ZONING DISTRICTS:
TOWER LOCATION AND TYPE OF ZONING REVIEW

TOWER TYPE	AP	SA	RSER	PO	CG	CN	CLO	CC	CHO	CRE	IL	IG	MUPD (1)	MXPD	PIPD	PC	SWPD
Stealth Towers	D	D	D	D	D	D	D	D	D	D	D	D	D	D(2)	D	D	BP
Camouflage Towers	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP(2)	BP	BP	BP
Monopole Towers < 60'	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	D(2)	BP	BP	BP
Monopole Towers > 60' and < 100'	D	D	D	D	D	D	D	D	D	D	D	D	D	B(2)	D	D	BP
Monopole Towers > 100' and < 150'	D	D	B	D	D	B	B	D	B	B	D	D	B	B(2)	D	B	BP
Monopole Towers > 150 and < 200'	D	D	B	D	D	B	B	D	B	B	D	D	B	B(2)	D	B	D
Monopole Towers > 200' and < 250'	D	D	A	A	B	A	A	B	A	A	D	D	A	A(2)	D	A	D
Monopole Towers > 250'	B	B	A	A	A	A	A	A	A	A	B	B	A	A(2)	B	A	B
Self Support Towers < 60'	BP	BP	BP	BP	BP	•	•	•	•	•	BP	BP	•	BP(3)	BP	BP	D
Self Support Towers > 60' and < 100'	D	D	D	D	D	•	•	•	•	•	D	D	•	D(3)	D	D	D
Self Support Towers > 100' and < 150'	D	D	D	D	D	•	•	•	•	•	D	D	•	D(3)	D	D	D
Self Support Towers > 150' and < 200'	D	D	B	B	B	•	•	•	•	•	D	D	•	D(3)	D	D	B
Self Support Towers >200' and <250'	B	B	B	B	B	•	•	•	•	•	B	B	•	B(3)	B	B	B
Self Support Towers > 250'	B	B	A	A	A	•	•	•	•	•	B	B	•	B(3)	B	A	A

Notes
D = Development Review Committee (No Public Hearing).
BP = Building Permit Review (No Public Hearing).
B = Conditional Use Review by Zoning Commission (1 Public Hearings).
A = Conditional Use Review by Board of County Commissioners (2 Public Hearings).
(1) = Limited to Commercial High (CH) Future Land Use Category.
(2) = Commercial High (CH) and Industrial (IND) Future Land Use Category.
(3) = Limited to Industrial (IND) Future Land Use Category
(4) = I-95 and Florida Turnpike R-O-W at least 250 feet in width
(5) = Electrical transmission line R-O-W at least 250 feet in width
• = Not permitted in zoning district

TOWER TYPE	AP	SA	RSER	PO	CG	CN	CLO	CC	CHO	CRE	IL	IG	MUPD (1)	MXPD	PIPD	PC	SWPD
Guyed Towers <60'	BP	BP	•	BP	BP	•	•	•	•	•	BP	BP	BP	BP(3)	BP	BP	BP
Guyed Towers >60' and < 100'	D	D	•	D	D	•	•	•	•	•	D	D	D	D(3)	D	D	D
Guyed Towers > 100' and < 150'	D	D	•	D	D	•	•	•	•	•	D	D	D	D(3)	D	D	D
Guyed Towers > 150' and < 200'	D	D	•	B	B	•	•	•	•	•	D	D	B	D(3)	D	B	D
Guyed Towers > 200' and < 250'	B	B	•	B	B	•	•	•	•	•	B	B	B	B(3)	B	B	D
Guyed Towers > 250'	B	B	•	A	A	•	•	•	•	•	B	B	A	B(3)	B	A	B
FDOT (4)	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
FPL (5)	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D

Notes

D = Development Review Committee (No Public Hearing).
BP = Building Permit Review (No Public Hearing).
B = Conditional Use Review by Zoning Commission (1 Public Hearings).
A = Conditional Use Review by Board of County Commissioners (2 Public Hearings).
(1) = Limited to Commercial High (CH) Future Land Use Category.
(2) = Commercial High (CH) and Industrial (IND) Future Land Use Category.
(3) = Limited to Industrial (IND) Future Land Use Category
(4) = I-95 and Florida Turnpike R-O-W at least 250 feet in width
(5) = Electrical transmission line R-O-W at least 250 feet in width
• = Not permitted in zoning district

TABLE 6.4-4C
SEPARATION AND SETBACK DISTANCES FOR TOWERS LOCATED IN AND ADJACENT TO RESIDENTIAL ZONING DISTRICTS

TOWER TYPE		AGR	AR/ RR	AR/ USA	CRS	RE	RS	RT	RTS	RTU	RM	RH	PUD (1)	RVPD	MHPD	TND
Stealth Towers	residential existing (2)	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL
	residential vacant (3)	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL
Camouflage Towers	residential existing (2)	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL
	residential vacant (3)	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL

NOTES:

(1) = Limited to public civic site locations
(2) = % measured as a separation between tower and adjacent residential structures
(3) = Measured as a setback from property line of tower location
(4) = Height, tower type, and setbacks limited as provided in this section
% = Separation or setback measured as a percentage of tower height
< = Less than
> = More than
NMT = Not more than
NLT = Not less than
PL = Property line

TOWER TYPE		AGR	AR/ RR	AR/ USA	CRS	RE	RS	RT	RTS	RTU	RM	RH	PUD (1)	RVPD	MHPD	TND
Monopole Towers < 60'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Monopole Towers > 60' and < 100'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Monopole Towers > 100' and < 150'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Monopole Towers > 150' and < 200'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Monopole Towers > 200' and < 250'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Monopole Towers > 250'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL

Notes for this table are located on page 18

TOWER TYPE		AGR	AR/ RR	AR/ USA	CRS	RE	RS	RT	RTS	RTU	RM	RH	PUD (1)	RVPD	MHPD	TND
Self Support Towers < 60'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Self Support Towers > 60' and < 100'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Self Support Towers > 100' and < 150'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Self Support Towers > 150' and < 200'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Self Support Towers >200' and <250'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Self Support Towers > 250'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL

Notes for this table are located on page 18

TOWER TYPE		AGR	AR/ RR	AR/ USA	CRS	RE	RS	RT	RTS	RTU	RM	RH	PUD (1)	RVPD	MHPD	TND
Guyed Towers <60'	residential existing (2)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
	residential vacant (3)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
Guyed Towers >60' and < 100'	residential existing (2)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
	residential vacant (3)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
Guyed Towers > 100' and < 150'	residential existing (2)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
	residential vacant (3)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
Guyed Towers > 150' and < 200'	residential existing (2)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
	residential vacant (3)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
Guyed Towers> 200' and <250'	residential existing (2)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL

Notes for this table are located on page 18

TOWER TYPE		AGR	AR/ RR	AR/ USA	CRS	RE	RS	RT	RTS	RTU	RM	RH	PUD (1)	RVPD	MHPD	TND
	residential vacant (3)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
Guyed Towers > 250'	residential existing (2)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
	residential vacant (3)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
FDOT		(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)
FPL		(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)

Notes

<	= Less than
(1)	= Limited to public civic site locations
(2)	= % measured as a separation between tower and adjacent residential structures
(3)	= Measured as a setback from property line of tower location
(4)	= Height, tower type, and setbacks limited as provided in this section
%	= Separation or setback measured as a percentage of tower height
>	= More than
NMT	= Not more than
NLT	= Not less than
PL	= Property line

TABLE 6.4-4D
SEPARATION AND SETBACK DISTANCES for TOWERS located in NONRESIDENTIAL ZONING DISTRICTS

TOWER TYPE		AP	SA	RSER	PO	CG	CN	CLO	CC	CHO	CRE	IL	IG	MUPD (1)	MXPD (2)	PIPD	PC	SWPD
Stealth Towers	residential existing (3)	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL
	residential vacant	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Camouflage Towers	residential existing (3)	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL
	residential vacant	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Monopole Towers < 60'	residential	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Monopole Towers > 60' and < 100'	residential	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Monopole Towers > 100' and < 150'	residential	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Monopole Towers > 150' and < 200'	residential	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Monopole Towers > 200' and < 250'	residential	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

Notes for this table are located on page 20

TOWER TYPE		AP	SA	RSER	PO	CG	CN	CLO	CC	CHO	CRE	IL	IG	MUPD (1)	MXPD (2)	PIPD	PC	SWPD
Monopole Towers > 250'	residential	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

TOWER TYPE		AP	SA	RSER	PO	CG	CN	CLO	CC	CHO	CRE	IL	IG	MUPD	MXPD	PIPD	PC	SWPD
Self Support Towers < 60'	residential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Self Support Towers > 60' and < 100'	residential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Self Support Towers > 100' and < 150'	residential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Self Support Towers > 150' and < 200'	residential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	nonres	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Self Support Towers >200' and <250'	residential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Self Support Towers > 250'	residential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D

A = Greater of district setback or 20% of tower height
B = See Table 6.4-4C for required separations and setbacks from existing residential and vacant residential properties
C = See Table 6.4-4C for required separations and setbacks from existing residential and vacant residential properties
D = Lesser of 100% of tower height or minimum district setbacks substantiated by breakpoint calculations
E = See Table 6.4-4C for required separations and setbacks from existing residential and vacant residential properties
F = Minimum of 150 feet from abutting residential property line
G = Minimum of 75 feet from abutting nonresidential property line
H = Minimum of 100 feet from any nonresidential property line

(1) = MUPD: Limited to Commercial High (CH) and Industrial (IND) Future Land Use Categories.
(2) = MXPD: Limited to Commercial High (CH) and Industrial (IND)Future Land Use Categories
(3) = % measured as a separation between tower and adjacent residential structures
(4) = Limited to Industrial (IND) Future Land Use Category
% = Separation or setback as a percentage of tower height
< = Less than
> = More than
NMT = Not more than

TOWER TYPE		AP	SA	RSER	PO	CG	CN	CLO	CC	CHO	CRE	IL	IG	MUPD	MXPD	PIPD	PC	SWPD
Guyed Towers < 60'	residential	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Guyed Towers >60' and < 100'	residential	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Guyed Towers > 100' and < 150'	residential	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Guyed Towers > 150' and < 200'	residential	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Guyed Towers > 200' and < 250'	residential	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Guyed Towers > 250'	residential	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
FDOT	residential	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
	nonresid	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G
FPL	residential	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
	nonresid	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H

Notes:

A = Greater of district setback or 20% of tower height
B = See Table 6.4-4C for required separations and setbacks from existing residential and vacant residential properties
C = See Table 6.4-4C for required separations and setbacks from existing residential and vacant residential properties
D = Lesser of 100% of tower height or minimum district setbacks substantiated by breakpoint calculations
E = See Table 6.4-4C for required separations and setbacks from existing residential and vacant residential properties
F = Minimum of 150 feet from abutting residential property line
G = Minimum of 75 feet from abutting nonresidential property line
H = Minimum of 100 feet from any nonresidential property line

(1) = MUPD: Limited to Commercial High (CH) and Industrial (IND) Future Land Use Categories.
(2) = MXPD: Limited to Commercial High (CH) and Industrial (IND)Future Land Use Categories
(3) = % measured as a separation between tower and adjacent residential structures
(4) = Limited to Industrial (IND) Future Land Use Category
% = Separation or setback as a percentage of tower height
< = Less than
> = More than
NMT = Not more than

(10) Exemptions for existing television broadcast towers. Guyed towers existing as of December 31, 1997 with a principal use as a television broadcasting tower shall be exempt from the provisions of this section as provided below.

(a) Separation and setback distances. Television towers as provided herein shall be exempt from the separation and setback distances of Table 6.4-4C and Table 6.4-4D of this subsection.

(b) Distance between towers. Television towers as provided herein shall be exempt from the distance between tower requirements of Table 6.4-4E of this subsection.

(c) Visual impact analysis. Existing or replacement television towers as provided herein shall be exempt from the visual impact analysis requirements of Section c.(16) of this subsection.

(d) Replacement or reconstruction of existing towers. Television towers exempted by the operation of this subsection may be replaced or reconstructed on the same parcel as provided below.

(i) Approval. Television towers to be replaced or reconstructed shall be reviewed as provided in Table 6.4-4A or Table 6.4-4B of this subsection.
(ii) Tower height. The height of a replacement for or reconstruction of an existing tower may be increased subject to approval as provided in Table 6.4-4A or Table 6.4-4B of this subsection.
(iii) Required setbacks from property lines. Setbacks from property lines shall be provided as indicated below.

a) **Structures of equal or lesser height.** Television towers to be replaced or reconstructed with a structure of equal or lesser height shall provide a setback substantially the same as the existing setbacks, taking into account the continued location of the tower being replaced during construction.
b) **Structures of greater height.** Television towers to be replaced or reconstructed with a structure of greater height shall provide a minimum setback of 110% of tower height from any adjacent road right-of-way and a minimum setback of 100% of tower height from all adjacent property lines.
c) **Breakpoint calculations.** All setbacks shall be substantiated by certified breakpoint calculations. The breakpoint calculations shall demonstrate that should tower failure occur, the entire height of the tower shall fall within with property lines of the tower site.

(e) Nonconformity not created. Replacement or reconstruction of an television broadcast tower shall not result in creation of a nonconforming structure or nonconforming use. The television broadcast tower resulting from the replacement or reconstruction as provided herein shall be deemed a conforming structure and use.

(11) Waiver from required dimensional criteria. A waiver from the separation, setback, distance between towers, height, and similar dimensional criteria applicable to communication towers may be allowed as provided in this section.

(a) Towers approved as a Class "A" or Class "B" Conditional Use. The dimensional criteria required by this section may be reduced by the BCC for Class "A" conditional uses and Class "B" conditional uses subject to the criteria contained herein.

(b) Towers approved on an administrative basis. The dimensional criteria required by this section may be reduced by the BCC for towers subject to review by the DRC or the building permit process subject to the criteria contained herein.

(c) Requests for a waiver. When considering a request to allow a waiver from one or more required dimensional criteria, the BCC must determine that: the request complies with the intent of this section and, the request is consistent with the criteria listed below.

(d) Criteria for granting a waiver. The following criteria shall be utilized by the BCC when considering requests for waivers. Each request for a waiver must be consistent with the following criteria listed below: (d)(i), (d)(ii), (d)(iii), (d)(iv), (d)(v), (d)(vi), and (d)(vii). In addition, each request for a waiver must be consistent with one or more of the following criteria: (d)(viii) through (d)(xviii).

(i) **Protection of public welfare.** The waiver, if approved, will not be injurious to the uses in the area adjacent to the structure and otherwise will not be detrimental to the public welfare.

(ii) **Economics.** The waiver is not granted based solely upon or in large measure due to costs associated with complying with all requirements of this section.

(iii) **Incompatibility not created.** The waiver, if granted, will not result in an incompatibility between the proposed tower or communication facility and adjacent uses.

(iv) **Exhaustion of other remedies.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as all other waiver alternatives have been exhausted. Alternatives to a waiver shall include but not be limited to such techniques as collocation, use of stealth or camouflage structures, and use of building mounted equipment and facilities.

(v) **Minimum waiver.** Grant of the waiver is the minimum waiver that will make possible the reasonable use of the parcel of land, building or structure.

(vi) **Consistent with the Comprehensive Plan.** Grant of the waiver will be consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan and this Code.

(vii) **Not detrimental.** The grant of the waiver will not be injurious to the area involved or otherwise detrimental to the public welfare.

(viii) **Prohibition of service.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area so as not to prohibit the provision of personal wireless, television, and related communication services as defined by the Telecommunications Act of 1996 and rules of the FCC, if adopted.

(ix) **FAA limitations.** The waiver is required to comply with locational standards established by the Federal Aviation Administration (FAA).

(x) **Lack of technical capacity.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as existing towers or other structures do not possess the capacity to allow reasonable technical service.

(xi) **Height of existing structures.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as existing towers or other structures are not of sufficient height to provide reasonable service.

(xii) **Lack of structural capacity.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as existing towers or structures do not have the structural capacity to accommodate the equipment needed to provide reasonable service within the defined search or propagation study area.

(xiii) **Interference.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area due to interference that may be caused resulting from such factors as collocation on existing towers or structures, the nature of other communications equipment or signals, or other technical problems that would result in interference between providers.

(xiv) **Unreasonable costs.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as the fees, costs or contractual provisions to collocate on or adapt an existing tower or structure for collocation are unreasonable.

(xv) **More appropriate site.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as a result of identification of a more appropriate site that does not meet dimensional criteria, including such factors as distance from residential uses, existence of permanent screening and buffering, and location within a large scale non-residential area.

(xvi) **Avoid certain locations.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area to avoid location in one or more of the following:

- **(a)** officially designated wilderness areas, wildlife refuges, and wildlife management areas,
- **(b)** officially designated vegetation and wildlife preserves,
- **(c)** habitats of threatened/endangered species,
- **(d)** historical sites,
- **(e)** Indian religious sites,
- **(f)** locations which may cause significant alteration of wetlands, deforestation or water diversion,
- **(g)** night use of high intensity lights in residential areas,
- **(h)** environmentally sensitive lands acquired or leased by Palm Beach County,
- **(i)** linked open space corridors as set forth in the County's Comprehensive Plan.

(xvii) **Reduce residential impact.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area and will allow a proposed tower location to reduce the impact on adjacent residential uses.

(xviii) Effect of governmental regulation or restrictive covenant. The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area due to governmental regulations or restrictive covenants which preclude location of a tower.

(e) Simultaneous consideration. A request for a waiver from one or more required dimensional criteria may be considered at the same time a related request for tower approval is considered. However, final BCC, Zoning Commission, or administrative approval shall not be granted until a final decision is rendered by the BCC.

c. STANDARDS

(1) Additional uses permitted on lot. Communication towers may be permitted on a lot with another principal use as provided herein.

(a) Communication towers may be located on lots containing another principal use, including another communication tower. Separation between communication towers and other uses on the lot may be required to ensure compatibility. Towers may occupy a leased parcel on a lot that meets the minimum lot size requirement of the district in which it is located. The County shall require execution of a unity of title, or other documentation as determined appropriate by the County Attorney, for lease parcels that do not meet the minimum lot size requirement for the district in which they are located.

(b) Accessory structures. Any structure accessory to communication towers, other than peripheral supports and guy anchors, shall conform to the setback requirements for the district in which it is located.

(2) Measurement of Height. All antennas, panels, and other attachments shall be included in the height measurement of the tower structure, and shall not extend beyond its maximum permitted height. Lightning rods and whip antennas, less than six (6) inches in diameter, shall be excluded from this requirement.

(3) Separation and setback from residential uses.

(a) Measurement of separations and setbacks.

(i) Existing residential use. Separations from existing residential structures shall be measured from the wall of the closest principal residential structure to the base of the tower (See Figure 6.4-1).

(ii) Vacant residential parcel. Setbacks from vacant residential parcels shall be measured from adjacent property lines to the base of the tower (See Figure 6.4-2).

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FIGURE 6.4-1
MEASUREMENT OF SEPARATION

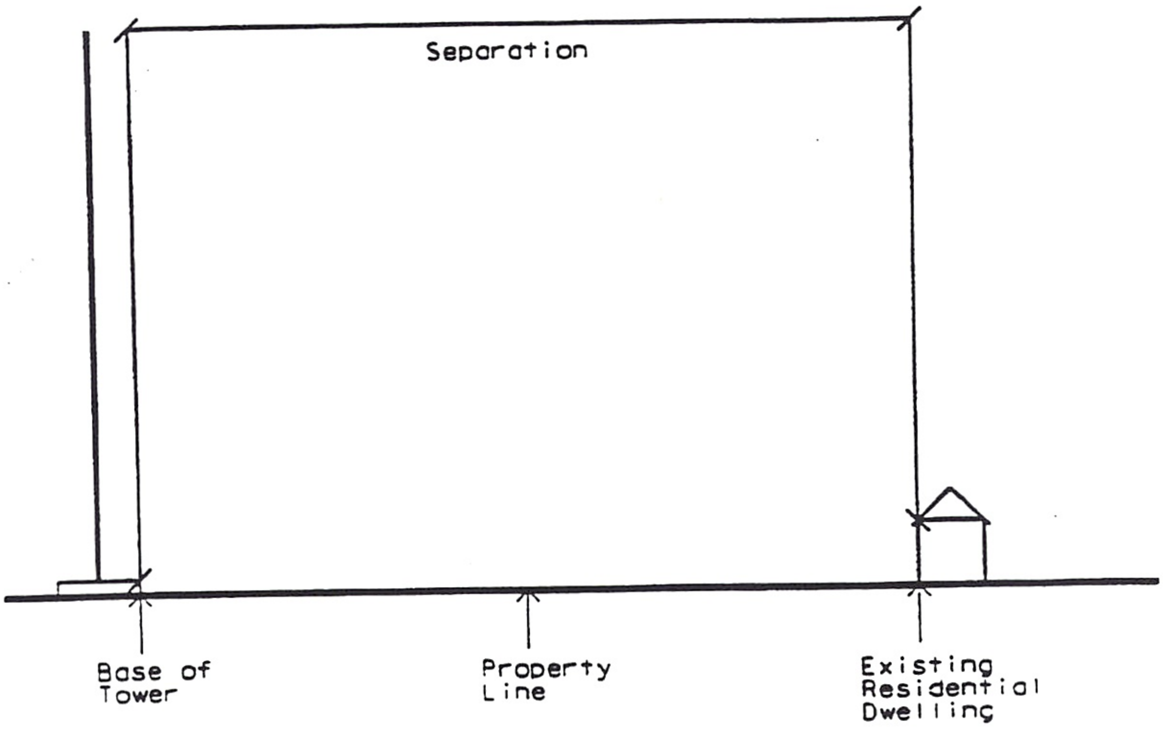
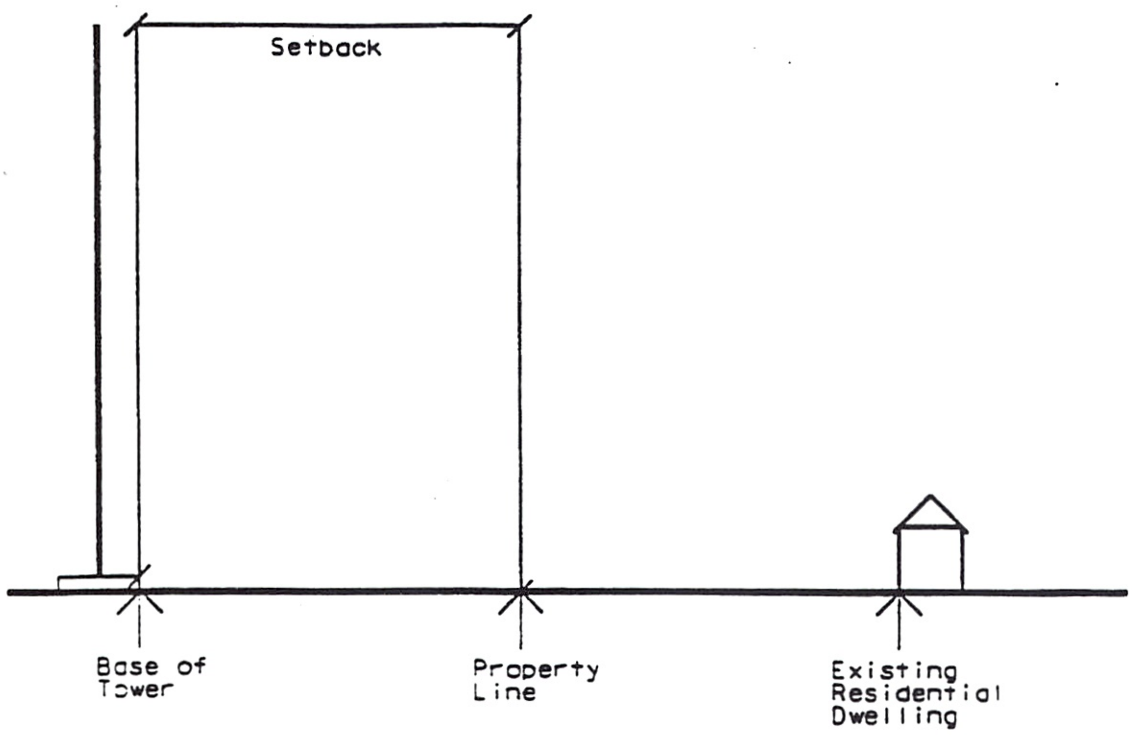


FIGURE 6.4-2
MEASUREMENT OF SETBACK



(4) Distances between towers.

(a) Towers shall be subject to the following minimum distances between towers:

TABLE 6.4-4E

ZONING DISTRICT	AGR, AR less than 10 acres, PC, RSER	CC, CHO, CLO, CN, CRS, RE, RH, RTS, RM, RS, RT, RTS, RTU, SA	CG, CRE, MUPD	AP, IG, IL, PIPD parcels less than 10 acres	AP, AR, IG, IL, PIPD parcels 10 or more acres	PO	Public Civic Sites	FPL Trans. R-O-Ws and FDOT R-O-Ws:
Stealth	0	0	0	0	0	0	0	0
Camou-flage	0	0	0	0	0	0	0	0
Monopole								
60' or less in height	0	0	0	0	0	0	0	0
>60' and 100' or less in height	500 feet	660 feet	500 feet	0	0	0	300 feet	0
>100' and 150' or less in height	660 feet	660 feet	660 feet	0	0	0	600 feet	0
>150' and 200' or less in height	1,320 feet	1,320 feet	1,320 feet	1,320 feet	660 feet	660 feet	660 feet	660 feet
>200' and 250' or less in height	2,640 feet	2,640 feet	2,640 feet	2,640 feet	1,320 feet	1,320 feet	1,320 feet	1,320 feet
>250' in height	3,960 feet	5,280 feet	5,280 feet	2,640 feet	1,320 feet	2,640 feet	2,640 feet	2,640 feet
Self Support/ Lattice	5,280 feet	Not permitted	5,280 feet	1,320 feet	0	0	5,280 feet	5,280 feet
Guyed	5,280 feet	Not permitted	5,280 feet	2,640 feet	0	0	5,280 feet	5,280 feet

(b) **Waiver of distance between towers.** A waiver to reduce the distance between towers may be granted subject to the requirements of Section 6.4.D.22.b.(11).

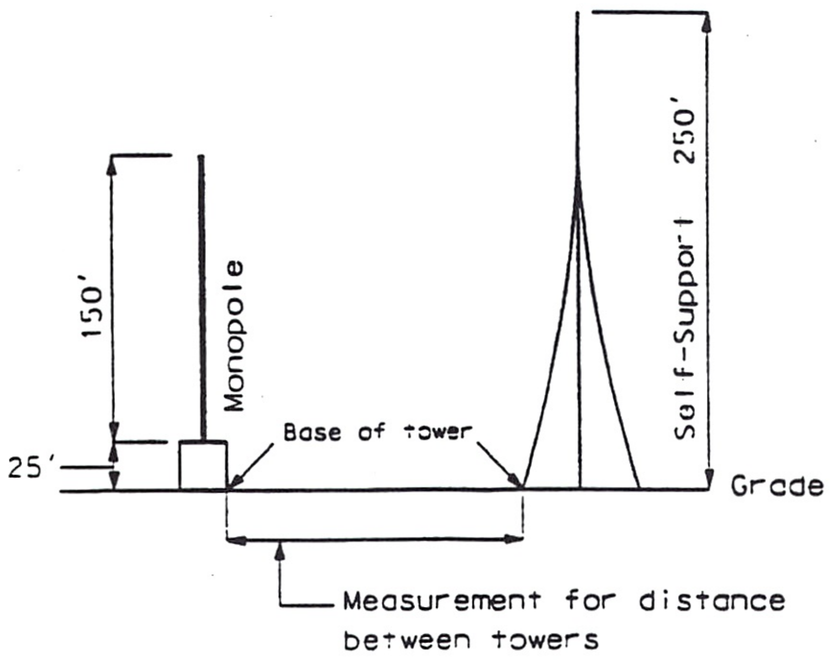
(c) **Measurement.** The distance between an existing and a proposed tower shall be measured at grade in a direct lineal fashion between the closest points of the base of the existing and the base of proposed towers (see Figure 6.4-3). Separations between towers located in different zoning districts shall be measured as follows:

(i) **Residential and residential.** The greater of the distance between towers requirements shall apply between residentially zoned parcels.

(ii) **Residential and non-residential.** The greater of the distance between

FIGURE 6.4-3

MEASUREMENT OF DISTANCE BETWEEN TOWERS



towers requirements shall apply between residentially and non-residentially zoned parcels.

(iii) Non-residential and non-residential. The lesser of the distance between towers requirements shall apply between non-residentially zoned parcels.

(iv) Certification of distance. The distance between towers shall be certified by a professional engineer or a professional land surveyor, each of whom shall be licensed by the State of Florida.

(5) Perimeter Buffering.

(a) Fence/wall. A fence or wall, a minimum of eight (8) feet in height measured from finished grade, shall be constructed around the base of each communication tower and accessory equipment structure, and around each guy anchor. Access to the communication tower shall be through a locked gate. Barbed wire along the top of the fence or wall may be used in any zoning district to preclude unauthorized tower access.

(b) Landscaping. The landscape and buffer standards provided below shall be required around the perimeter of the tower, accessory structures, and guy anchors, unless waived as provided herein. These standards shall be waived by the Zoning Director, unless otherwise required by the BCC or Zoning Commission (ZC) when the proposed landscaping would not be visible from adjacent lots or rights-of-way. Landscaping shall be installed along the exterior side of the required fence, unless the Zoning Director determines that the viability, survivability or utility of the plant material is enhanced when located along the interior side of the fence or wall.

(i) Leased parcels. Landscaping shall be maintained pursuant to Section 7.3 of the ULDC. The applicant shall execute a perpetual maintenance agreement with the property owner to ensure the maintenance of the landscape buffer if the buffer is installed outside of the leased parcel footprint.

(ii) Adjacent to residential uses or districts.

a) **Towers less than 50' from existing residential.** A Type 3 landscape buffer shall be installed between towers and adjacent lots with existing residential uses, residential zoning or residential future land use plan designations, pursuant to Section 7.3.F. of the ULDC.

b) **Towers more than 50' from existing residential.** A Type 1 landscape buffer shall be installed between towers and adjacent lots with existing residential uses, residential zoning or residential future land use plan designations, pursuant to Section 7.3.F. of the ULDC.

(iii) Adjacent to non-residential uses or districts. Towers shall comply with the standards for landscape buffers between compatible uses of Section 7.3.F.2.

(c) Accessory equipment and structures. All accessory equipment and structures shall be located within the required perimeter buffering.

(6) High voltage signs. If high voltage is necessary for the operation of the communication tower and it is present in a ground grid or in the tower, warning signs shall be permanently attached to the exterior side of the perimeter fence and located every twenty (20) feet. The signs shall display in bold letters at least eight inches high the following: "HIGH VOLTAGE-DANGER."

(7) Tower Removal.

(a) Form of agreement. All obsolete or abandoned communication towers shall be removed within three (3) months following cessation of use. Prior to the issuance of a building permit or site plan approval, whichever occurs first, the property owners or tower operators shall submit an executed removal agreement to ensure compliance with this requirement. The removal agreement shall be in a form acceptable to the County Attorney.

(b) Surety for removal. Prior to the issuance of a building permit, surety shall be submitted by the property owner or tower operator to ensure the removal of abandoned communication towers. The form of surety shall be subject to approval by the Executive Director of PZ&B and the County Attorney. The required surety shall be irrevocable, unless released by the BCC. The surety shall be utilized to cover the cost of removal and disposal of abandoned towers and shall consist of the following:

- **(i)** submittal of an estimate from a certified structural engineer indicating the cost to remove and dispose of the tower;
- **(ii)** a surety equivalent to fifty (50) percent of the estimated cost to remove and dispose of the tower;
- **(iii)** an agreement to pool multiple sureties of the tower owner or property owner required by this section to allow pooled surety to be used to remove abandoned towers; and,
- **(iv)** an agreement by the tower owner or property owner to replenish surety pool upon utilization of surety by the County.

(c) Alternative surety for removal. The Zoning Director, subject to review by the County Attorney, may accept documentation from a tower owner that adequate resources or irrevocable contractual obligations are available to remove obsolete or abandoned communication towers.

(d) Form of surety. Surety shall be provided in a form consistent with the requirements of Sec. 8.14.A.6. of this code.

(e) Surety required. Surety required pursuant to this section shall be provided only for towers constructed after the effective date of this ordinance.

(8) Building Permits. In addition to the review processes required in this section, a building permit shall be required for all towers, support and accessory structures, and antenna attachments, except as otherwise provided by State or local law.

(9) Parking. Communication towers shall be exempt from the parking requirements of Section 7.2 of the ULDC, unless otherwise required by the Zoning Director.

(10) Signs and Advertising. The placement on a monopole, self-support, or guyed tower, of any signs, flags or appurtenances for advertising purposes, including company name, shall be prohibited. Signs or advertising may be permitted when in conjunction with a stealth tower when that structure an integral element of a principal building or structure.

(11) Identification Tags. Identification tags or signs shall be posted on all communication towers and facilities in accordance with FCC and OSHA requirements. The tags shall include the FCC tower registration number, or television or radio call numbers; the latitude and longitude of the tower; and, the name, address, and telephone number of the tower owner. The identification tags shall be visible from the perimeter fence, and shall be constructed of durable materials. The Zoning Director shall prescribe the size of the sign and the materials to be used.

(12) Location of Existing Towers. At the time of any tower application submittal to the appropriate reviewing body, the applicant shall comply with the following:

(a) Provide or update previously submitted data indicating the location of their towers; latitude and longitude; tower height; and tower type.

(b) Submit a search ring a minimum of one (1) mile around the proposed site. The ring shall include the location of all existing towers located within the search area. Search rings shall not be required for television towers.

(13) Propagation Study. At the time of application submittal to the appropriate reviewing body, the provider shall submit a propagation study prepared by a professional engineer, licensed in the State of Florida, to justify the need to construct a new tower. Propagation studies shall not be required for television towers.

(a) **Required information.** Propagation studies shall include the following information:

i) the location of other sites considered, including potential options for collocation and alternative sites or properties;
ii) desired signal strength in the area to be served;
iii) current RF coverage and predicted RF coverage following installation and use of the new tower facility; and,
iv) the number of existing users within the area to be served denied access due to lack of capacity.

(14) Violation of Standards. The property owners, as well as the tower owners, shall be responsible for violations of applicable standards.

(15) Generators. All permanently installed generators used on site shall use propane fuel. However, generators 125 kilowatts or greater may utilize diesel fuel.

(16) Visual Impact Analysis Standards. The requirements of this subsection shall be required for any application to construct a monopole tower greater than 150 feet in height or any guyed or self-support/lattice tower greater than 150 feet in height. The applicant shall be advised of the requirement to submit a visual impact analysis by the Zoning Director within ten (10) working days following the application submittal deadline date.

(a) **Visual Analysis.** To assess the compatibility with and impact of a proposed tower site on adjacent properties, an applicant seeking to construct a tower subject to the requirements of this Section may be required to submit a visual impact analysis. The applicant may request review of a proposed tower location, prior to application submittal to the appropriate zoning process, to determine whether or not a visual impact analysis will be required. A visual impact analysis may be required under the circumstances listed below.

(i) Existing residential uses are located along 50 percent or more of the entire perimeter of the proposed tower site.

(ii) When the proposed site is located adjacent to:

a) officially designated wilderness areas, wildlife refuges, and wildlife management areas,

b) officially designated vegetation and wildlife preserves,

c) habitats of threatened/endangered species,

d) historical sites,

e) Indian religious sites,

f) locations which may cause significant alteration of wetlands, deforestation or water diversion,

g) residential areas when night use of high intensity lights is required,

h) environmentally sensitive lands acquired or leased by Palm Beach County, or

i) linked open space corridors as set forth in the County's Comprehensive Plan.

(iii) The proposed site does not meet the distance between towers requirements of this section. The applicant may utilize digital imaging technology to prepare the analysis, in a manner acceptable to the Zoning Director. For non-digital methods, the visual impact analysis shall, at minimum, provide the information listed below.

a) The location of the proposed communication tower illustrated upon an aerial photograph at a scale of not more than one inch equals 300 feet (1"=300'). All adjacent zoning districts within a 3,000 foot radius from all property lines of the proposed communication tower site shall be indicated.

b) A line of site analysis, which shall include the following information:

i) identification of all significant existing natural and manmade features adjacent to the proposed tower site and identification of features which may provide buffering and screening for adjacent properties and public rights-of-way;

ii) identification of at least three specific points within a 2,000 foot radius of the proposed tower location, subject to approval by the Zoning Director, for conducting the visual impact analysis;

iii) certification by the professional that the proposed communication tower meets or exceeds the standards contained in this subsection of the ULDC;

iv) copies of all calculations and description of the methodology used in selecting the points of view and collection of data submitted in the analysis;

v) graphic illustration of the visual impact of the proposed communication tower, at a scale that does not exceed 5 degrees of horizontal distance, presented from the specific identified points;

vi) identification of all screening and buffering materials under the permanent control of the applicant;
(only screening and buffering materials located within the boundaries of the proposed site shall be considered for the visual impact analysis.**)**

vii) identification of all screening and buffering materials that are not under the permanent control of the applicant but are considered of a permanent nature due to ownership or use patterns, such as a public park, vegetation preserve, required development buffer, etc.;

viii) screening and buffering materials considered in the visual impact analysis shall not be removed by future development on the site.

ix) screening and buffering materials considered in the visual impact analysis shall be replaced if they die.

x) prohibited plant species, pursuant to Section 7.3 of the ULDC, shall not be considered in the visual impact analysis.

xi) any additional information that may be required by the Zoning Director to fully review and evaluate the potential impact of the proposed communication tower.

(iv) In addition to all other applicable standards of the ULDC, the following visual impact standards may be applied when a visual impact analysis is required for any application to construct a tower.

- **a)** At least twenty-five (25) percent of the tower is screened from all rights-of-way other than expressways, or arterials and planned collector rights-of-way with five lanes or more.
- **b)** at least three specific points from adjacent rights-of-way, shall be identified, subject to approval by the Zoning Director, for conducting the visual impact analysis.
- **c)** The results of the line of site analysis performed as part of the visual impact analysis.
- **d)** The distance a proposed communication tower, including anchors for guy wires, and guy wires are proposed to be setback from surrounding properties such that its height, bulk and scale is compatible with surrounding residential and nonresidential uses.
- **e)** At least twenty-five (25) percent of the tower is screened from view from a majority of the points selected by the Zoning Director for the visual impact analysis.
- **f)** The degree or amount of buffering or screening materials permanently included as part of the application.

(v) The visual impact analysis shall be prepared and sealed by an architect, engineer, landscape architect, or surveyor registered in the State of Florida. Palm Beach County, at the expense of the applicant and at its own discretion, may employ such consultants as are necessary to review and evaluate the visual impact analysis.

(17) Additional Requirements.

(a) Radiation standards.

(i) Towers shall comply with Federal Communications Commission (FCC) standards for non-ionizing electromagnetic radiation (NIER) and other emissions. Prior to issuance of a building permit for a communication towers, proof of compliance with FCC standards shall be provided in a form acceptable to the Zoning Director. All appurtenances and accessory equipment or structures shall comply with FCC standards for NIER.

(18) Monitoring of Emissions. All emissions, including radio frequency emissions and microwave emissions from all commercial communication panel antennas and towers shall be monitored to ensure compliance with standards established by the FCC.

(a) Frequency. Emissions from all communication facilities and towers shall be monitored as provided below.

(i) Minimum monitoring required. At least twenty percent (20%) of all communication facilities shall be monitored on an annual basis.

(ii) Monitoring of all facilities. All communication facilities shall be monitored within a five (5) year period.

(iii) Monitoring standards. Monitoring for emissions shall be conducted utilizing professionally accepted methods approved by the Zoning Director.

(iv) Emissions to be monitored. Emissions from all electronic communication equipment located on towers and communication facilities, including antenna, transmitters, etc., shall be included when a site or tower is monitored for compliance with FCC emissions standards.

(v) **Measurement of emission.** The County, at its discretion, may monitor the emissions from any tower or commercial communication panel antennas at such times as deemed necessary.

(vi) **Priority for towers and facilities to be monitored.** Initial priority in establishing the program to monitor towers and commercial communication panel antennas shall be for those sites located within 200 feet of an existing residential use and within 200 feet of a public or private elementary or secondary school.

(vii) **Reduction of monitoring program.** The requirements for monitoring emissions from twenty (20)% of towers and commercial communication panel antennas may be reduced as provided herein.

a) During any two consecutive calendar years, if at least 99% of towers and commercial communication panel antennas that are monitored comply with FCC standards, then the number of facilities to be monitored in the following calendar year shall be reduced by 50%.

b) During the calendar year following the 50% reduction, if at least 99% of towers and commercial communication panel antennas that are monitored comply with FCC standards, then the BCC shall be notified.

c) Following notification, the BCC may: terminate the monitoring requirement; maintain a reduced monitoring requirement; or retain the monitoring requirement and utilize it on an as needed basis to monitor new towers or commercial communication panel antennas or monitor towers or facilities that have been the site of extensive collocation.

(b) **Regulatory user fee.** The BCC shall by resolution establish a regulatory user fee to defray all or a portion of the costs associated with monitoring for emissions. The fee shall be assessed on an equitable basis, and shall be utilized solely for monitoring purposes.

(c) **Enforcement.** Violations of FCC emissions standards are a violation of this section and shall be subject to enforcement as provided below.

(i) **Code Enforcement Board.** If a violation of FCC emission standards is determined to exist, both the owner of property and the operator of facilities violating the standards shall be cited. All violations of FCC emission standards shall be subject to the jurisdiction of the County's Code Enforcement Board.

(ii) **Reporting to FCC.** All communication facilities determined to exceed FCC emission standards shall be reported to the FCC.

(19) Additional Standards and Requirements.

(a) **Aircraft hazard.**

(i) Towers shall not be a hazard to air navigation as determined by the Federal Aviation Administration (FAA).

(ii) Prior to the issuance of a building permit for a tower, proof of compliance with applicable requirements of the FAA and Article 18 of the ULDC, shall be provided in a manner acceptable to the Zoning Director.

(b) **Lighting.** The least intensive nighttime method of illumination acceptable to the FAA shall be utilized. To the extent possible, strobe lighting or similar types of lighting shall not be utilized. All required lighting shall be maintained on an as needed basis by the owner of the tower.

(c) **Inspections.** All towers shall be inspected in compliance with FCC regulations or as required by the Building Division.

(d) **Interference.** As provided by the FCC, towers shall not interfere with the normal operation of electrical or mechanical equipment located within surrounding properties.

(e) **Wind Load Standards.** All antennas, panels and other tower attachments shall meet the required wind load standards pursuant to Building Division review. Documentation indicating compliance with the wind load standards shall be certified by a professional engineer, licensed in the State of Florida, and submitted to the Building Division at the time of building permit application.

(f) **Airborne Spraying.** Towers or guy wires shall not impede the aerial mosquito control activities performed by Palm Beach County, as determined by the BCC, for the health, safety, and welfare of its residents.

(g) **Accessory structures.** Building permits shall be required for all accessory structures related to an antenna.

(h) **Public utilities.** For the purposes of this section, wireless communications, communication towers, and associated facilities shall not be considered public utilities.

(i) **Consultant Services**. A qualified telecommunication consultant shall be selected and retained by the Zoning Director, and paid for by an applicant, to review technical documents related to the siting of communication towers and facilities. The consultant may review technical documents, propagation studies and other related documents to determine the following:

- (i) need for additional towers;
- (ii) existence of incompatibilities between providers that may hinder collocation;
- (iii) necessity of waiver relief to deviate from established dimensional criteria; and
- (iv) compliance with the general requirements of this section.

The applicant shall reimburse the County for the consultant fees prior to the issuance of the final development order.

(20) **Creation of Nonconforming Use or Structure.** Construction of any lawful residential or nonresidential structure within the required separation distance shall not create a nonconforming use or structure when an existing communication tower is established pursuant to the provisions of this section.

(21) **Nonconforming lots of record.** Towers may be located on nonconforming lots of record provided the structure will comply with all siting requirements of this section without a waiver from any dimensional criteria as provided herein.

d. **Tower Replacement and Height Increases.**

(1) Replacement.

(a) Conforming towers. An existing conforming tower may be replaced subject to the criteria below. If the criteria is not met, the replacement tower shall comply with the siting requirements of this section.

(i) The replacement tower shall accommodate a minimum of two providers.

(ii) The replacement tower shall be of the same or lesser impact than the existing structure pursuant to the defined tower hierarchy.

(iii) The tower may be required to be relocated on site to lessen the impact on adjacent parcels.

(iv) The replacement tower shall be subject to review by the Zoning Division through the Development Review Committee administrative amendment process.

(a) Nonconforming towers. An existing nonconforming tower may be replaced subject to the criteria below. If the criteria is not met, the replacement shall comply with the siting requirements of this section.

(i) The replacement tower shall accommodate a minimum of two providers.

(ii) The tower shall be of the same or less impact than the existing structure pursuant to the defined tower hierarchy.

(iii) The tower may be required to be relocated on site to lessen the impact on adjacent parcels.

(iv) The replacement tower shall be subject to review by the Development Review Committee (DRC).

(2) Tower height increases.

(a) Conforming and nonconforming towers. Unless otherwise provided herein, the height of a conforming or nonconforming tower may be increased on one (1) occasion subject to the requirements of Table 6.4-4E.

TABLE 6.4-4F

REVIEW PROCESS	CONFORMING TOWERS	NONCONFORMING TOWERS
Development Review Committee Administrative Amendment	X(1)	N/A
Development Review Committee	X(2)	X(1)
Class “B” Conditional Use	X(3)	X(2)
Class “A” Conditional Use	X(4)	X(3,4)

Notes:

1. Increases of 25' or less.
2. Increases greater than 25' and 45' or less.
3. Increases greater than 45' and 65' or less.
4. Increases greater than 65'.

(b) Monopoles. The height of an existing monopole may be increased by a maximum of twenty percent (20%) to accommodate a second user subject to standard building permit review. An additional increase of up to twenty percent (20%) may be approved to accommodate an additional user, subject to standard building permit review. Increases shall be based upon the original approved tower height.

(3) **Accessory Structures.** The size of an accessory structure or structures may be increased to accommodate collocation. The expansion shall be subject to Zoning Division review through the Development Review Committee administrative amendment process.

e. **Shared Use/Collocation.** This section is designed to foster shared use of communication towers and their accessory support facilities.

(1) **Collocation.** All communication towers, except stealth and camouflage structures, shall be constructed to accommodate a minimum of two (2) providers.

(a) **Site area.** The site or leased footprint shall contain sufficient square footage to accommodate the equipment / mechanical facilities for all proposed providers based upon the structural capacity of the tower.

(2) **Setbacks.** If it is determined that the proposed tower cannot meet setback requirements due to increases in tower height to accommodate the collocation of at least one additional service provider, minimum setback requirements may be reduced by a maximum of fifteen (15) feet, except from residential property lines.

(3) **Review procedures.** Prior to submittal of an application for approval of a proposed tower for Conditional Use, development order amendment, original DRC, or building permit review, all applicants for communication towers shall comply with the procedures indicated below. An application for the appropriate review process must be submitted within one (1) year of the notice mailing date.

(a) **List.** The Zoning Division shall secure a list of known communication tower users annually by advertisement in a newspaper of general circulation. The Zoning Division may add known communication tower users to this list. This list shall remain valid for one calendar year.

(b) **Notification.** All communication tower applicants shall provide notice by certified mail to all users on the list. The following information shall be included in the notice: description of the proposed tower; general location; longitude and latitude; general rate structure for leasing space, which shall be based on reasonable local charges; proposed height; a phone number to locate the applicant or agent for the communication tower; and a shared use application form.

A copy of the notice shall be mailed to the Communications Division and the Zoning Division. The notices shall invite potential communication tower users to apply for space on the proposed tower.

(c) **Shared use application.** Potential communication tower users shall respond to the notice within twenty (20) days of receipt of certified mailing. Response shall be submitted utilizing a shared use application form. A completed shared use application form shall be sent to the owner of the proposed communication tower or authorized agent. The tower applicant shall not be responsible for a lack of response or responses received after the twenty (20) day period. The Zoning Division shall provide the shared use application form.

(d) Feasibility. The feasibility of each shared use request shall be evaluated by the applicant. The evaluation shall document the feasibility of shared use between the proposed communication tower owner and a potential lessee or sharer. Factors to be considered when evaluating the feasibility of shared use include but are not limited to: structural capacity, radio frequency (RF) interference, geographic service area requirements, mechanical or electrical incompatibilities, inability or ability to locate equipment on approved and unbuilt communication towers, cost (if fees and costs for sharing would exceed the cost of the new communication tower amortized over a twenty five [25] year period), FCC limitations that would preclude shared use, and other applicable code requirements.

(e) Rejection or dispute. If the applicant rejects one or more request(s) for shared use and if potential tower lessees dispute the rejection(s) for shared use, the following procedure shall occur within ten (10) working days after the shared use response deadline.

(i) Submittal. Applicant shall submit two (2) copies of the following to the Zoning Division: a brief evaluation of each rejected response; all design data for the proposed communication tower; and, an explanation indicating the structural improvements necessary to facilitate the requests that are rejected due to structural limitations, paid for by the tower space lessee.

(ii) Consultant. The Zoning Division shall forward copies of all applications for shared use and the applicant's evaluation of each rejected request to a qualified communications consultant. The consultant shall be selected by and retained at the discretion of the Zoning Division and paid by applicant who is refusing to allow collocation from an interested service provider.

(iii) Evaluation. Within ten (10) working days of receiving the shared use responses that were rejected by the applicant and disputed by the potential tower space lessee, the consultant shall review and prepare an evaluation. Two copies of the consultant's evaluations shall be sent to the Zoning Division. One copy of the evaluation shall be made an official part of the communication tower application and one copy of the evaluation shall be forwarded to the applicant by the Zoning Division. The consultant's report shall be advisory, and made part of the staff report, and considered in reviewing the communication tower application.

(f) Acceptance with no dispute. If the applicant did not reject any requests for shared use or if rejected requests for tower space are not disputed by any potential tower lessee(s),consultant review is not necessary.

SUBPART 2 SECTION 6.4.D.22.1 IS DELETED IN ITS ENTIRELY AND REPLACED BY THE FOLLOWING:

22.1 Communication panel antennas, Commercial. These standards shall apply to commercial communication panels and antennas mounted on roofs, or attached to buildings or legal billboards.

a. Permitted Districts. Communication panels and antennas, excluding whip antennas not exceeding eight (8) feet in height and six (6) inches in diameter, may be permitted and shall be reviewed as follows in Table 6.4-4G:

TABLE 6.4-4G

ZONING DISTRICT OR USE	**Single Family Residential**	**Multi-Family Residential**	**Non Residential**	**IG, IL, PO Districts**
Structures 25' or less in height	Not Permitted	Not Permitted	Not Permitted	Building Permit Review
Structures greater than 25' and 45' or less in height	Class "B" Conditional Use	Development Review Committee	Development Review Committee	Building Permit Review
Structures greater than 45' in height	Class "B" Conditional Use	Building Permit Review	Building Permit Review	Building Permit Review

(1) Applicability and Review Process. A building permit shall be required for the installation of all communication panels and antennas in addition to any other review process.

b. Communication panel antennas. The following standards shall apply to communication panel antennas.

(1) Architectural Compatibility. Demonstrate architectural compatibility (color and/or texture) with the structure on which it is located.

(2) Screening. If the panel is attached to a pole support structure, the pole shall be concealed by an opaque screen.

(3) Size Limitations. Each communication panel shall not exceed a maximum height of eight (8) feet; maximum depth of four (4) feet; and maximum width of four (4) feet.

(4) Supplemental Application Requirements. In addition to the requirements indicated above, plans depicting cross sections or elevations of the panel attached to the structure shall be provided at the time of submittal of the application package.

c. Setbacks.

(1) Accessory Structures. Unmanned roof mounted accessory structures shall meet a minimum twenty-five (25) foot setback from the edge of the roof or comply with the architectural compatibility standards pursuant to Section 6.4.D.22.1.B.1

(2) Communication panels and antennas. There shall be no minimum setback required for panels or antennas.

d. Whip Antennas. Whip antennas not exceeding eight (8) feet in height and six (6) inches in diameter shall be permitted in any zoning district. Whip antennas may be attached to residential structures, utility poles, etc. Whip antennas, unless attached to a residential structure, shall be installed at least fifty (50) feet from any existing residential structure.

e. Intergovernmental Activities.

(1) **Mapping.** Palm Beach County shall participate in any county-wide mapping program to identify proposed and existing tower sites.

(2) **Notification.**

  (a) Palm Beach County shall participate in an intergovernmental notification program by continuously providing information regarding tower construction applications to the Palm Beach County Intergovernmental Coordination Program Clearinghouse.

  (b) All jurisdictions within a two (2) mile radius of a proposed tower site located in unincorporated Palm Beach County shall be notified at the time of application submittal.

PART 2. CAPTIONS: The captions, section headings, and section designations used in this ordinance are intended for the convenience of users only and shall have no effect in the interpretation of the provisions of this ordinance.

PART 3. REPEAL OF LAWS IN CONFLICT: All local laws and ordinances applying to the unincorporated area of Palm Beach County in conflict with any provision of this ordinance are hereby repealed to the extent of any conflict.

PART 4. SEVERABILITY: If any section, paragraph, sentence, clause, phrase, or word of this ordinance is for any reason held by the Court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this ordinance.

PART 5. INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE: The provision of this ordinance shall become and be made a part of the Unified Land Development Code of Palm Beach County, Florida. The Sections of the ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

PART 6. EFFECTIVE DATE: The provisions of this ordinance shall become effective upon filing with the Department of State.

APPROVED AND ADOPTED by the Board of County Commissioners of Palm Beach County, on the 8 day of January, 1998.

ATTEST: PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY COMMISSIONERS
DOROTHY H. WILKEN

By: Joan Haverly
Deputy Clerk

By:
Chairman

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By:
County Attorney

EFFECTIVE DATE: Filed with the Department of State on the 16th day of January, 1998, at ______ m.

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STATE OF FLORIDA, COUNTY OF PALM BEACH
I, DOROTHY H. WILKEN, ex-officio Clerk of the
Board of County Co[illegible] certify this to be a
true and correct cop[illegible] in my office
on 1/8/98
DATED at West Palm Beach, FL on 1/22/98.
DOROTHY H. WILKEN, Clerk
By: [illegible] D.C.